

APPLICATION ON NOTIFICATION – CROWN DEVELOPMENT

Type of development:	SECTION 49 - STATE AGENCY DEVELOPMENT
Development Number:	292/V011/19
Applicant:	Department for Education
Nature of Development:	Construction of new 2 storey learning centre, gymnasium extension and amenities redevelopment.
Subject Land:	Craigmore High School - Lot 1002 Uley Road, Blakeview
Development Plan:	Playford Council Development Plan
Zone / Policy Area:	Residential Zone
Contact Officer:	Janine Philbey
Phone Number:	7109 7062
Consultation Start Date:	4 December 2019
Consultation Close Date:	10 January 2020
During the notification period, hard copies of the application documentation can be viewed at the Department of Planning, Transport and Infrastructure, Level 5, 50 Flinders St, Adelaide, during normal business hours. Application documentation may also be viewed during normal business hours at the local Council office (if identified on the public notice).	

Written representations must be received by the close date (indicated above) and can either be posted, hand-delivered, or emailed to the State Commission Assessment Panel (SCAP). A representation form is provided as part of this document.

Any representations received after the close date will not be considered.

Postal Address:

The Secretary
State Commission Assessment Panel
GPO Box 1815
ADELAIDE SA 5001

Street Address:

Planning and Land Use Services
Department of Planning, Transport and Infrastructure
Level 5, 50 Flinders Street
ADELAIDE

Email Address: scapreps@sa.gov.au

**DEVELOPMENT ACT, 1993
S49/S49A – CROWN DEVELOPMENT
REPRESENTATION ON APPLICATION**

Applicant: Department for Education
Development Number: 292/V011/19
Nature of Development: Construction of new 2 storey learning centre, gymnasium extension and amenities redevelopment.
Zone / Policy Area: Residential Zone
Subject Land: Lot 1002 Uley Road, Blakeview
Contact Officer: Janine Philbey
Phone Number: 7109 7062
Close Date: Friday, 10 January 2020

My Name: _____ My phone number: _____

Primary method(s) of contact: _____ Email: _____
Postal Address: _____ Postcode: _____

You may be contacted via your nominated PRIMARY METHOD(s) OF CONTACT if you indicate below that you wish to be heard by the State Commission Assessment Panel in support of your submission.

My interests are:
(please tick one)

☐ owner of local property
☐ occupier of local property
☐ a representative of a company/other organisation affected by the proposal
☐ a private citizen

The address of the property affected is:

Postcode: _____

My interests are:
(please tick one)

☐ I support the development
☐ I support the development with some concerns
☐ I oppose the development

The specific aspects of the application to which I make comment on are: _____

I: ☐ wish to be heard in support of my submission
(please tick one) ☐ do not wish to be heard in support of my submission
(Please tick one)

By: ☐ appearing personally
(please tick one) ☐ being represented by the following person
(Please tick one)

Signature: _____

Date: _____

Return Address: The Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide, SA 5001 /or
Email: scapreps@sa.gov.au



DEVELOPMENT ACT 1993

SECTION 49 - STATE AGENCY DEVELOPMENT

NOTICE OF APPLICATION FOR CONSENT TO DEVELOPMENT

Notice is hereby given that an application has been made by **Department for Education** for consent to construct a new 2-storey learning centre, extend the existing gymnasium, redevelop amenities with associated site and civil works. **Development Number: 292/V011/19.**

The subject land is within the Craigmare High School campus situated at Uley Road, Blakeview (Allotment 1004, DP31499: CT 5142/484; Allotment 1002, DP31499: CT 5682/883).

The development site is located within the Residential Zone of the Playford Council Development Plan (Consolidated on 29 August 2019).

The application may be examined during normal office hours at the office of the State Commission Assessment Panel (SCAP), Level 5, 50 Flinders Street, Adelaide and at the City of Playford's Civic Centre, 10 Playford Boulevard, Elizabeth. Application documentation may also be viewed on the SCAP website https://www.saplanningportal.sa.gov.au/public_notices.

Any person or body who desires to do so may make representations concerning the application by notice in writing delivered to the Secretary, State Commission Assessment Panel, GPO Box 1815, Adelaide SA 5001 **NOT LATER THAN 10 January 2020**. Submissions may also be emailed to: scapreps@sa.gov.au

Each person or body making a representation should state the reason for the representation and whether that person or body wishes to be given the opportunity to appear before the SCAP to further explain the representation.

Submissions may be made available for public inspection.

Should you wish to discuss the application and the public notification procedure please contact Janine Philbey on 7109 7062 or Janine.Phillbey@sa.gov.au

Jessie Surace
A/SECRETARY
STATE COMMISSION ASSESSMENT PANEL
scapreps@sa.gov.au

W941

www.sa.gov.au

D P T I
LEVEL 5
50 FLINDERS STREET
ADELAIDE SA 5000

12th November 2019

ATT: Ms Janine Philbey, Planning officer
Re: SCAP application for Craigmore Highschool Redevelopment

Dear Ms Philbey

We wish to submit an application for Provisional Development Assessment by SCAP for the Craigmore High School Redevelopment project.

The following documents have been included in the application.

- Brief Overview of The Development Proposal
- Concept drawings
 - Site Plan
 - Aerial Photo – New works
 - Existing School - Ground Floor
 - Existing School - First Floor
 - Final Masterplan - Ground Floor
 - Final Masterplan - First Floor
 - Learning Centre – Demolition Plan
 - Learning Centre – Ground Floor
 - Learning Centre – First Floor
 - Learning Centre – Roof Plan
 - Learning Centre – Elevations & Section
 - Learning Centre – 3D Views
 - Gymnasium 4C + Toilet Block 4B – Demolition Plan
 - Gymnasium 4C Extension + Toilet Block 4B Floor Plan
 - Gymnasium 4C Extension + Toilet Block 4B Roof Plan
 - Gymnasium 4C Elevations & Sections
 - Learning Centre – Drainage & Retaining Plan
- Copies of titles
- Survey Drawings
- The cost consultant valuation of works
- A completed Section 49 & 49A Crown Development Application Form



- A completed Development Regulations 2008, Form of Declaration (schedule 5 clause 2A)

The contact details for payment of fees is the DPTI Project Manager.

Peter Harrison
Project Manager
Across Government Services
Department of Planning, Transport and Infrastructure
T 08 8402 1760 • M 0402 562 775 • E peter.harrison3@sa.gov.au
Level 1, 77 Grenfell St, Adelaide, SA, 5000



GPO Box 967 • DX 171 • www.dpti.sa.gov.au

If you require any further information to process this application, please contact us.

Yours sincerely,
Nick Tridente

Tridente Boyce

BRIEF OVERVIEW OF THE DEVELOPMENT PROPOSAL

Site Information

Address: Jamieson Road Blakeview

Certificate of Title

CT Reference: Volume 5142 Folio 484
Allotment 1004 Deposited Plan 31499
In the Area Named Craigmore
Hundred of Munno Para

Easements – Together with free and unrestricted right(s) of way over the land marked X on DP 37165

CT Reference: Volume 5682 Folio 883
Allotment 1002 Deposited Plan 31499
In the Area Named Blakeview
Hundred of Munno Para

Easements – Subject to easement(s) over the land marked B to ETSA utilities PTY. LTD. (TG 8634158)
Subject to service easement(s) over the land marked A(T/F) for electricity supply purposes to distribution lessor corporation (subject to lease 8890000) (223LG RPA)

Project Objectives

The key focus of the Department for Education (DfE) capital works program is to provide learning areas more suited for the delivery of contemporary pedagogy in order to improve learning outcomes for the students at Craigmore High School.

The education program objectives include the following.

- The provision of additional learning areas and facilities for the transition of year 7 students.
- The demolition of aged relocatable accommodation
- The provision of new buildings for identified growth areas
- The refurbishment of existing infrastructure to provide flexible, contemporary learning spaces.
- Improved street presence and connectivity to the community
- Removal of asbestos



Project Scope

- The provision of additional learning areas and facilities for the transition of year 7 students. New building
- The provision of student and staff toilets to accommodate the increase in student and staff numbers. The redevelopment of existing storerooms in the lower portion of Building 3 to accommodate new toilets.
- The removal of building 13, an aged timber transportable
- The addition of new general learning areas and stores to the existing gymnasium-building 4C.
- The provision of air conditioning to the existing gymnasium.
- The refurbishment of existing student toilets and change rooms in building 4B
- The provision of equal access provisions to existing student toilets and change rooms in building 4B.
- The provision of complying accessible ramps as required though out the site for equal access.
- New gated entrance into the school



Existing Character

Craigmore High School is constructed on a sloping site with the majority of the buildings sited longitudinally in an east west orientation. The buildings are located around a central courtyard with varying levels. Equal access provisions between the various levels are currently non- existent or non- complying.

The entrance to the school is at an awkward corner of Jamison Road, which also provides the majority of vehicle access to the site. Craigmore High School also shares Jamison Road with an entrance to Blakeview Pre-School and Trinity College.

The built fabric of Craigmore High School is typical of a school designed in this era. Solid, inward, cellular planned buildings with little connection to the external environment. The current buildings are not conducive to the delivery of contemporary pedagogy. The exception to this is the recently completed Stem project which transformed the ground floor of a two-storey classroom block into a vibrant, light and transparent learning centre with connection to the outdoors. The majority of buildings, which are two storeys, are concrete framed with a masonry external skin.

Existing External Considerations

Topography /Vegetation

The school is located on a sloping site with multiple benches. Native vegetation is planted adjacent the school boundaries. A number of large native trees are scattered at the interface of the oval bench adjacent the school buildings. A large clump of trees exists where the new building accommodating the additional learning areas is proposed. There are 3 significant trees in this location which are required to be removed.

The predominate pedestrian access to the school is from Jaimeson Road, which is also the main vehicle access point. The delineation of vehicle and pedestrian access is one of the main items to be considered as part of the redevelopment to address student safety. Deliveries for the school are also currently made through this entrance with vehicles often driving into the main courtyard. There are no barriers to deter vehicles from entering the main courtyard.

The secondary carpark accessed from Jaimeson Road provides good parking and drop off point directly adjacent the disability unit.

Within the school the two storey buildings are able to be accessed by a lift located at the rear of Building 2A thereby providing equal access provisions as required by legislation. The strategy adopted for the proposed new learning centre is to link into this existing system.

Currently at ground level there are many areas within the school / buildings which are currently not accessible by complying access pathways as required under legislation. This will be addressed with this development.



Carparking

Existing (110 staff + 10% visitors = 121)

Main	77
Gravel Parking (unlined)	13
Disability Unit Parking	8
Administration	15
Maintenance Area Parking	18
Accessible Parking	2
Total	133

Proposed (120 staff + 10% visitors = 132)

Main	77
Gravel Parking (unlined)	13
Disability Unit Parking*	8
Administration	15
Maintenance Area Parking	15
Accessible Parking	2
Total	130

Additional provision for carparking can be provided adjacent building 17 if required. The demolition of Building 13 will provide an opportunity to accommodate additional carparking as part of the redevelopment of this area. This does not form part of this project scope and will be subject to a future application.

Student Numbers

Current numbers – 1028 students

Future Numbers – 1400 students.

The increase in numbers is predominately due to the inclusion of Year 7 into the high school.

The Concept and The ODASA School Design Principles

The preferred concept option, which meets the budget imperatives, is derived from the initial masterplan which incorporated all of the initial project objectives and project brief requirements.

The masterplan addressed all of the DfE project brief requirements and the requirements of Craigmores high school. The location of the new builds for this project are aligned with the locations identified within the final masterplan



ODASA School Design Principles

Context

The masterplan prepared for Craigmores High School acknowledges, typography, vegetation, existing site usage, building fabric and the school's philosophy towards education delivery.

Whilst the masterplan cannot be fully delivered within this project the location of the new builds are in the location identified in the initial masterplan.

The proposed new two storey learning centre and associated works have been orientated to maximise connectivity with the main school courtyard and outlook to the north and south. The adaptive reuse of the existing Building 3 storerooms into student toilets and the introduction of entrances to the learning centre will create an active node. This node also provides the only direct access from the main central courtyard to the oval.

Connection and protected equal first floor access to Buildings 2 & 3 were major considerations when developing the concept. The connection node is designed to cater for large flow of students at both levels.

The Gymnasium and associated facilities were also a main priority for the school. Whilst the school would have preferred a larger facility only the main priorities could be achieved within the fiscal parameters. The upgrades will include a refreshed and welcoming main entrance and staff preparation area, air-conditioning to the main gymnasium and three sports related learning areas. These are collocated with the new sports store, the upgraded student toilets and change rooms within building 4B.

A new main entrance to the school will be provided.

This will not only enhance the entrance to school, as it relates to the community but will also provide a safer entrance, as entry of vehicles into the central courtyard will be controlled.

Inclusivity

Conforming Equal access provisions are currently lacking throughout the school grounds. In order to address this the following has been incorporated into the project.

- New central access ramp in main courtyard
- Direct connection and equal access from new learning centre to all levels of Building 3, 2 & 2A.
- Access paths surrounding the current 4B toilet block are being modified to provide conforming access provisions to all surrounding buildings.
- Amended paving levels south of Buildings 3 & 4 to ensure equal access throughout.
- Providing a new and improved main entrance into the Gymnasium.
- Providing direct access into theory/weights room adjacent the Gymnasium.



Durability

The design for the new learning centre is flexible, adaptable and has the potential to be either expanded or reconfigured due to the structural system proposed. The external materials adopted relate directly to the materials within the school but composed differently. The external walls are comprised of a composition of blockwork, metal lining and steel.

The majority of the internal walls are glazed in order to achieve maximum transparency.

The materials for the gymnasium extension are similar to those chosen for the learning centre.

The materials are durable and easily maintained.

Value

Craigmore High School has a strong and proud connection with the community and its students. The school and learning areas are well maintained but are very dark and outdated. The School is typical of a school designed in this era; Solid inward cellular planned buildings with little connection to the external environment. The current buildings are not conducive to the delivery of contemporary pedagogy. The exception to this is the recently completed Stem project which transformed the ground floor of a two-storey classroom block into a vibrant, light and transparent learning centre with connection to the outdoors.

The new learning centre has been conceived as a flexible adaptable learning space which will promote collaborative learning. Apart from general learning areas the facility will also accommodate a dance studio, visual arts, collaborative breakout spaces, a music room and a maker centre.

Open and transparent the facility will encourage cross over of disciplines and may encourage students to explore avenues that they may not have encountered or

contemplated previously. The facility will not only allow the school to build on the current strengths but will offer alternative opportunities.

Performance

The immediate surroundings, at ground level, to the learning centre are designed as extensions to the internal learning areas and there exist opportunities for this micro area to become a diverse rich environment for the students.

Upgrades and extensions to the gymnasium will provide the much-needed areas required for the burgeoning sports curriculum. Sports has a major community focus in the northern suburbs, and this is reflected in the demand for this curriculum at the school.

Improving access throughout the school will make it more inclusive.

Refurbishment / New toilets and change facilities will enhance the way students participate in activities and will encourage equal access opportunities throughout the school. It will also provide a level of transparency and security with updated facilities located to be more accessible and practical.

Sustainability

The new learning centre has been designed to maximise passive sustainability principles. The building has been orientated in a northerly/southerly direction with glazing on the northern, southern and eastern façade. All glazing to the north is shaded and the high-level windows to the breakout area are operable for maximum cross ventilation. All windows to the learning areas and break out spaces are operable.

The connecting circulation hub provides direct access to the specialist facilities within building 3, 2 and 2a.

Passive surveillance is achievable from all orientations.

The landscaping shown offers seating opportunities for students and some hard and soft landscaping to provide flexibility in these areas. Connection from most ground floor spaces directly to these areas is also provided.

The upgrade of the gymnasium and change facilities has also maximised passive sustainability principles.





Site Plan



Site Plan New Works





Existing School GF



- Legend**
- 1 Administration + General Teaching
 - 2 General Teaching (STEM)
 - 2A Science
 - 3 General Teaching, Art + Resource
 - 4 Home Economics + Canteen
 - 4A Performing Arts
 - 4B Student Toilets + Change Rooms
 - 4C Gymnasium
 - 4D Technical Studies
 - T13 General Teaching (P.E)
 - 16 Science
 - 17 Disability Unit
 - M18 General Teaching
 - M19 General Teaching
 - M20 General Teaching
 - M21 General Teaching
 - M22 General Teaching
 - SH1 Galv. Iron Shed
 - SH6 Galv. Iron Shed
 - SH7 Galv. Iron Shelter Shed
 - SH8 Galv. Iron Shelter Shed
 - SH9 Galv. Iron Shelter Shed
 - SH10 Galv. Iron Shelter Shed

Total Carparks: 137



Existing School FF

Legend

- 1 Administration + General Teaching
- 2 General Teaching (STEM)
- 2A Science
- 3 General Teaching, Art + Resource
- 4 Home Economics + Canteen
- 4A Performing Arts
- 4B Student Toilets + Change Rooms
- 4C Gymnasium
- 4D Technical Studies
- T13 General Teaching (P.E)
- 16 Science
- 17 Disability Unit
- M18 General Teaching
- M19 General Teaching
- M20 General Teaching
- M21 General Teaching
- M22 General Teaching
- SH1 Galv. Iron Shed
- SH6 Galv. Iron Shed
- SH7 Galv. Iron Shelter Shed
- SH8 Galv. Iron Shelter Shed
- SH9 Galv. Iron Shelter Shed
- SH10 Galv. Iron Shelter Shed

Total Carparks: 137

Final Masterplan GF



Legend

- 1 Administration + General Teaching
- 2 General Teaching (STEM)
- 2A Science
- 3 General Teaching, Art + Resource
- 4 Home Economics + Canteen
- 4A Performing Arts
- 4B Student Toilets + Change Rooms
- 4C Gymnasium
- 4D Technical Studies
- T13 General Teaching (P.E)
- 16 Science
- 17 Disability Unit
- SH1 Galv. Iron Shed
- SH6 Galv. Iron Shed
- SH7 Galv. Iron Shelter Shed
- SH8 Galv. Iron Shelter Shed
- SH9 Galv. Iron Shelter Shed
- SH10 Galv. Iron Shelter Shed

Total Carparks: 137

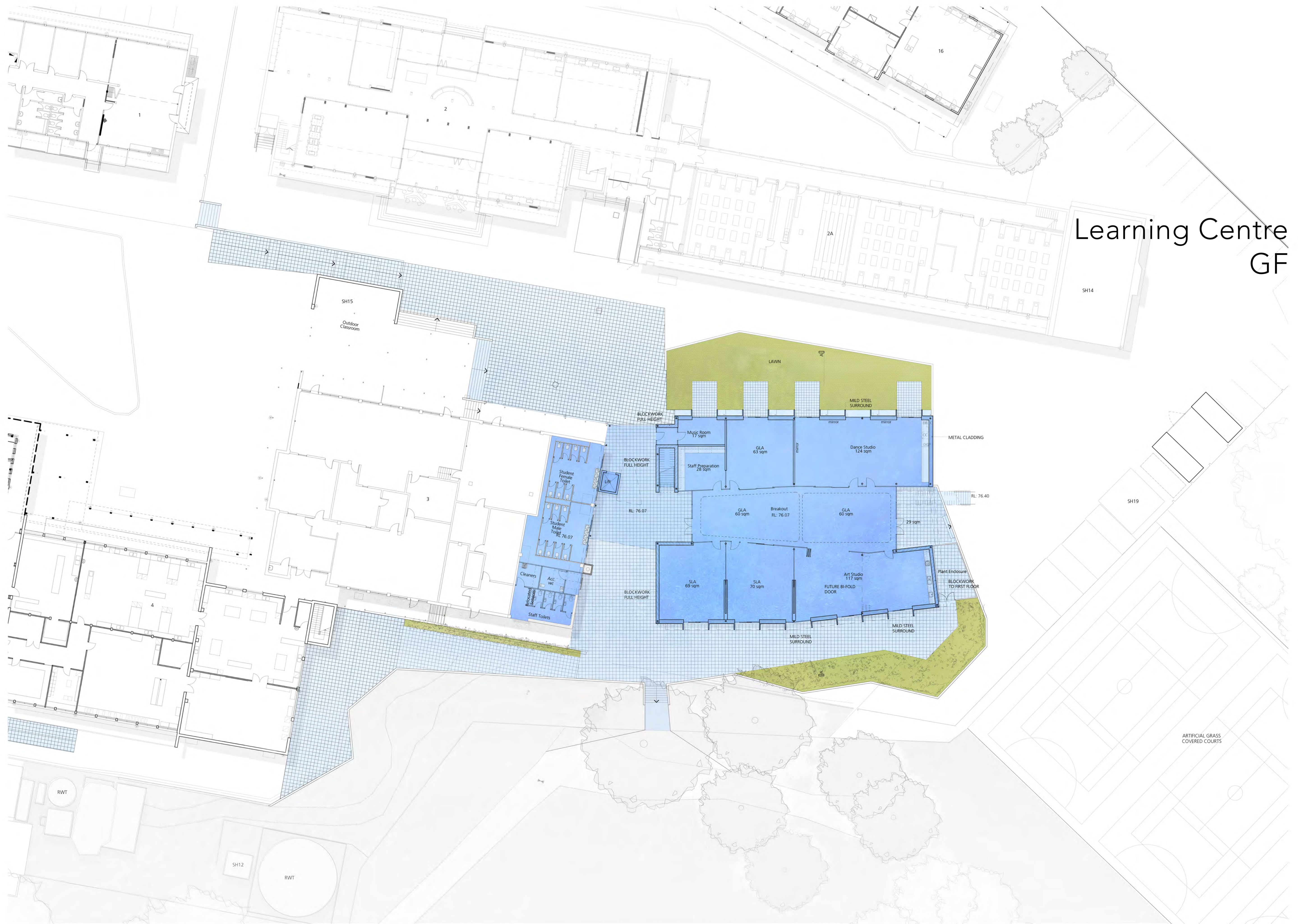
Final Masterplan FF

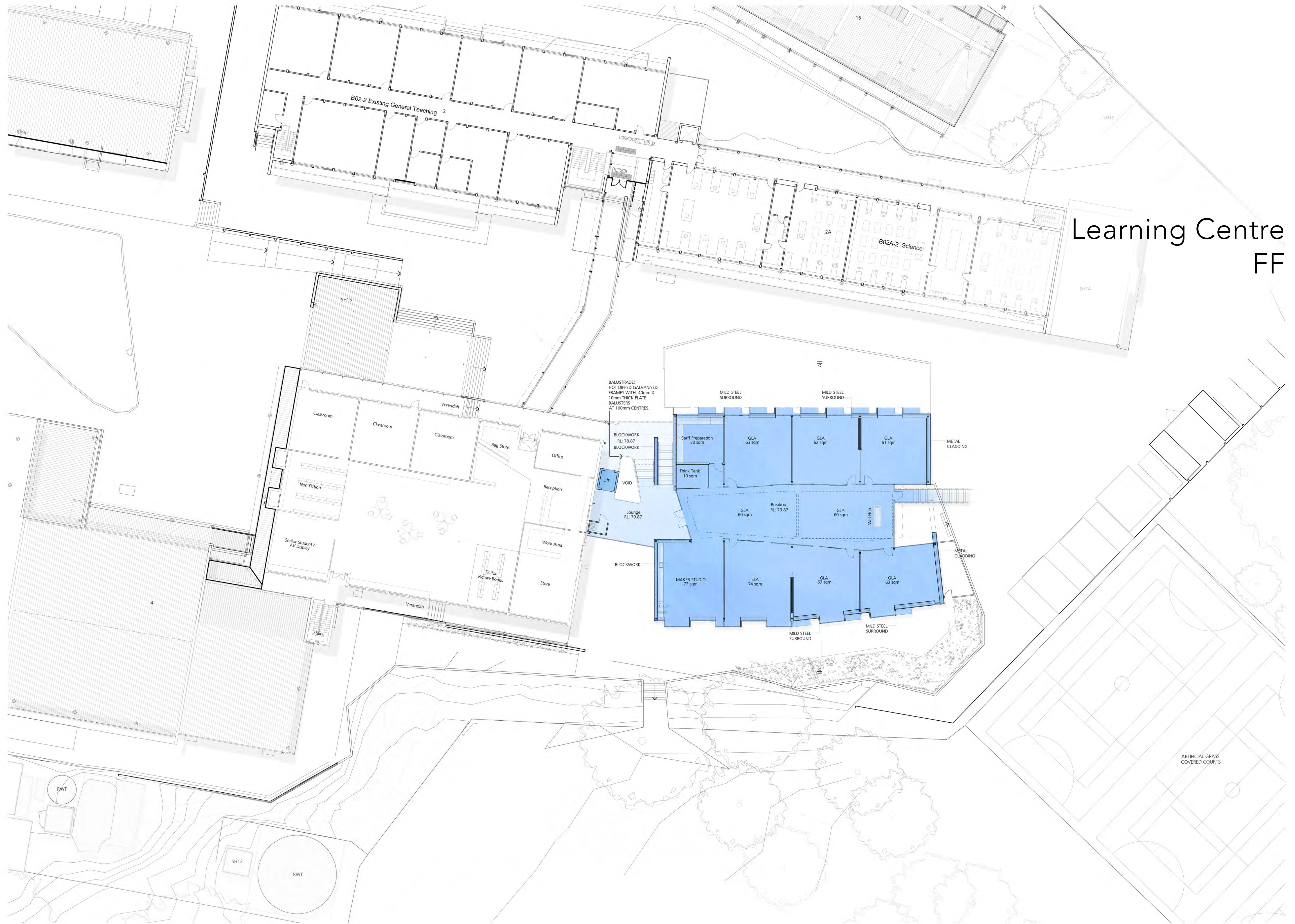


Legend

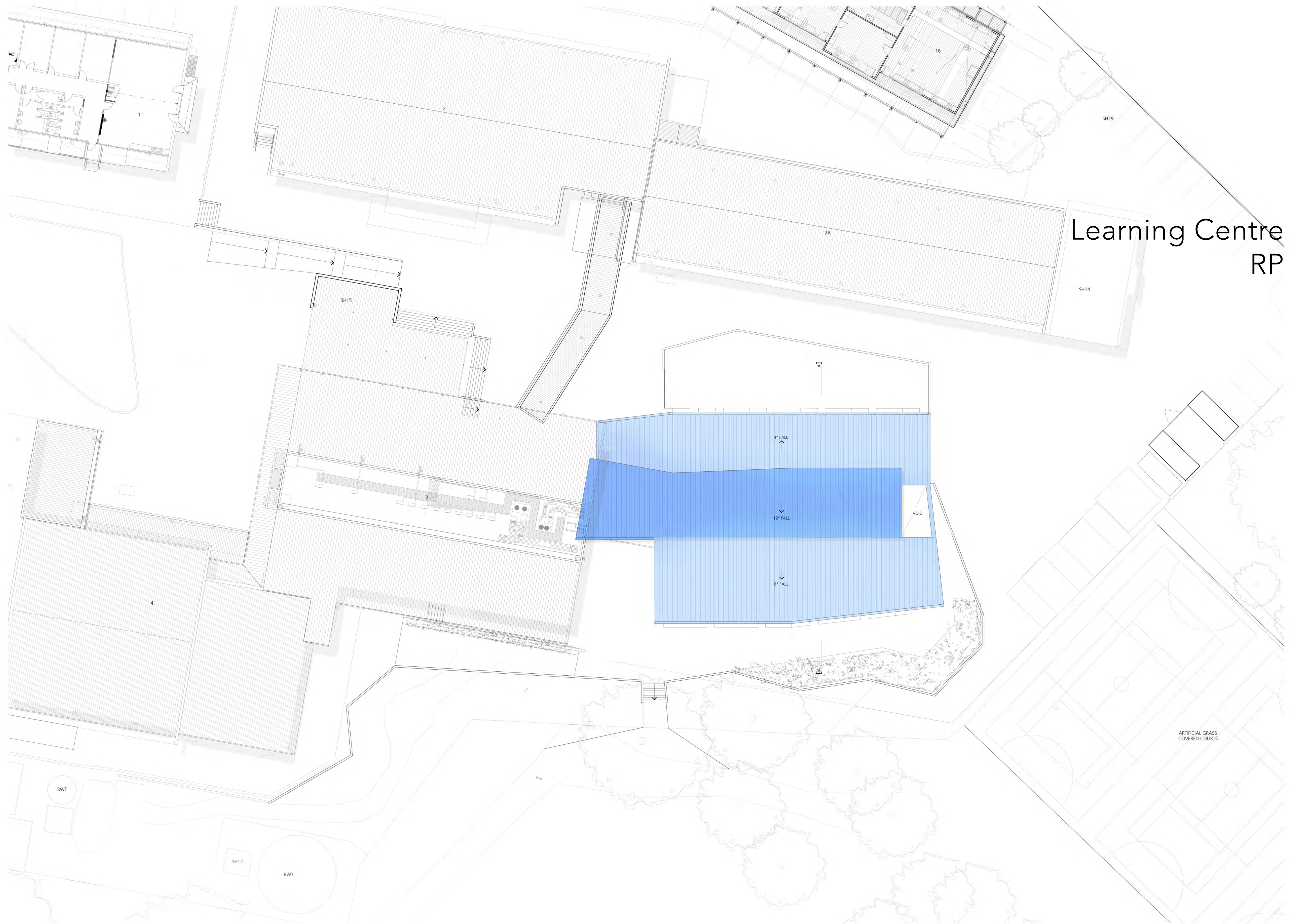
- 1 Administration + General Teaching
- 2 General Teaching (STEM)
- 2A Science
- 3 General Teaching, Art + Resource
- 4 Home Economics + Canteen
- 4A Performing Arts
- 4B Student Toilets + Change Rooms
- 4C Gymnasium
- 4D Technical Studies
- T13 General Teaching (P.E)
- 16 Science
- 17 Disability Unit
- SH1 Galv. Iron Shed
- SH6 Galv. Iron Shed
- SH7 Galv. Iron Shelter Shed
- SH8 Galv. Iron Shelter Shed
- SH9 Galv. Iron Shelter Shed
- SH10 Galv. Iron Shelter Shed

Total Carparks: 137





Learning Centre FF



Learning Centre RP

▽ RL 86.104 Top Of Roof

▽ RL 84.104 Top Of Roof

▽ RL 83.17 Top Of Roof

▽ RL 82.57 Ceiling

▽ RL 79.87 First Floor

▽ RL 73.07 Ceiling

▽ RL 76.07 Ground Floor

▽ RL 75.07 Ground Floor

▽ RL 86.104 Top Of Roof

▽ RL 84.104 Top Of Roof

▽ RL 83.17 Top Of Roof

▽ RL 82.57 Ceiling

▽ RL 79.87 First Floor

▽ RL 73.07 Ceiling

▽ RL 76.07 Ground Floor

▽ RL 75.07 Ground Floor

▽ RL 86.104 Top Of Roof

▽ RL 84.104 Top Of Roof

▽ RL 83.17 Top Of Roof

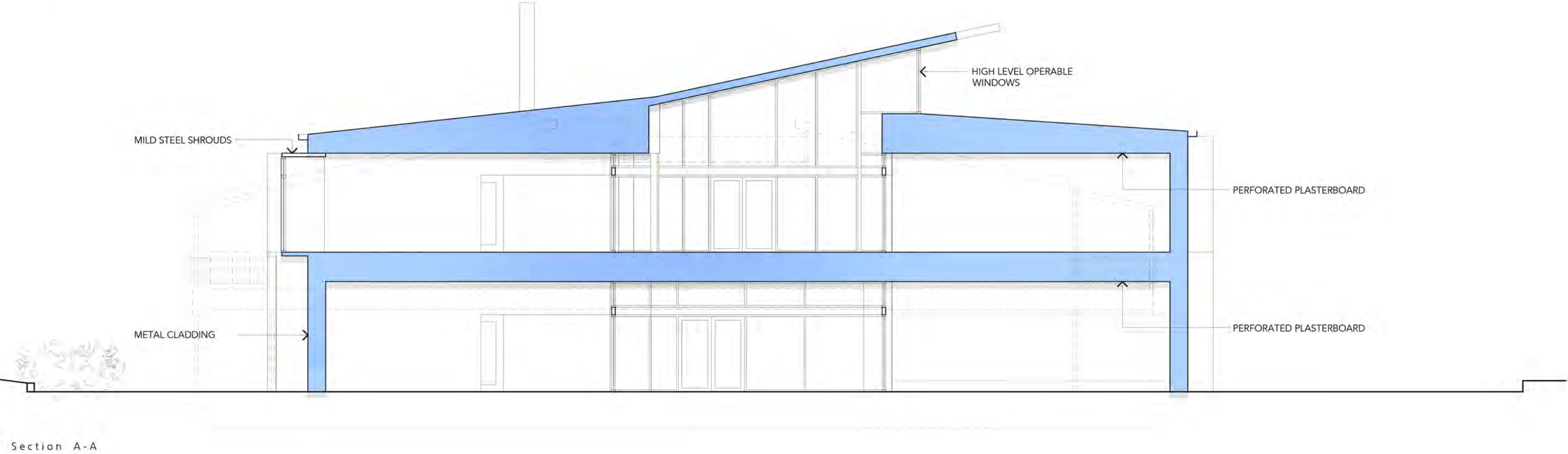
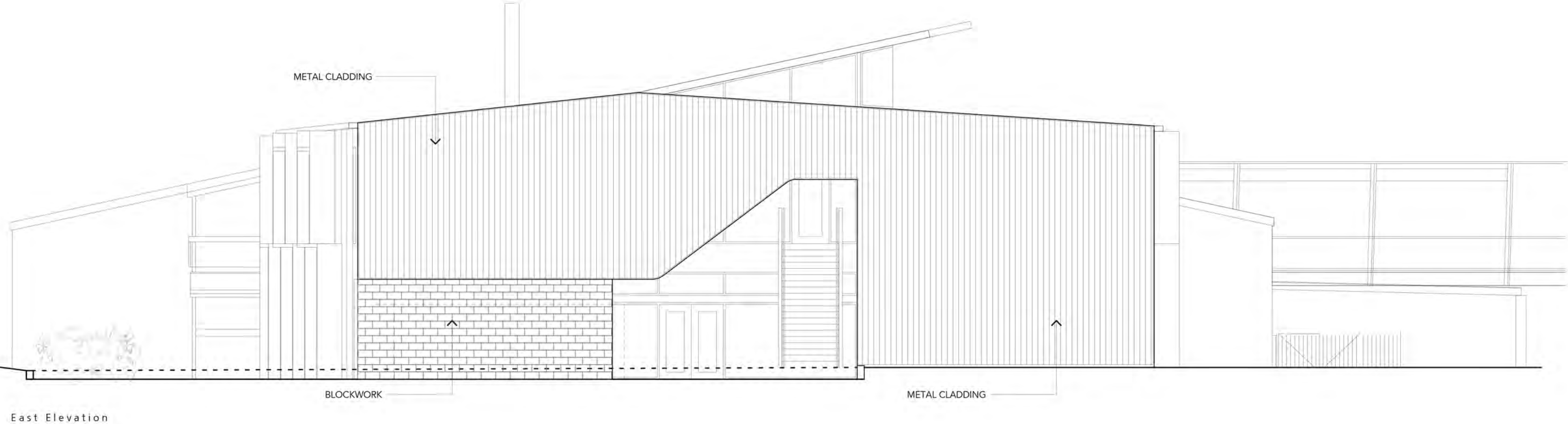
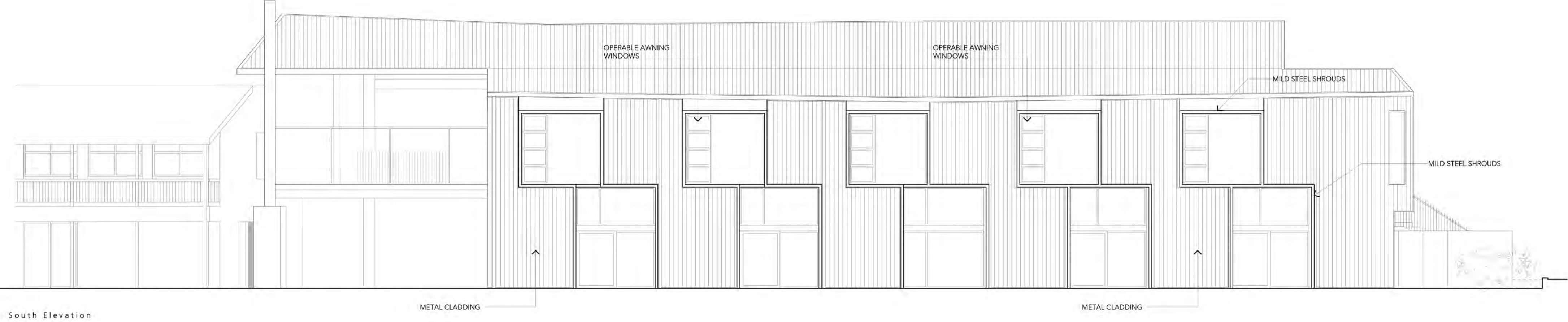
▽ RL 82.57 Ceiling

▽ RL 79.87 First Floor

▽ RL 73.07 Ceiling

▽ RL 76.07 Ground Floor

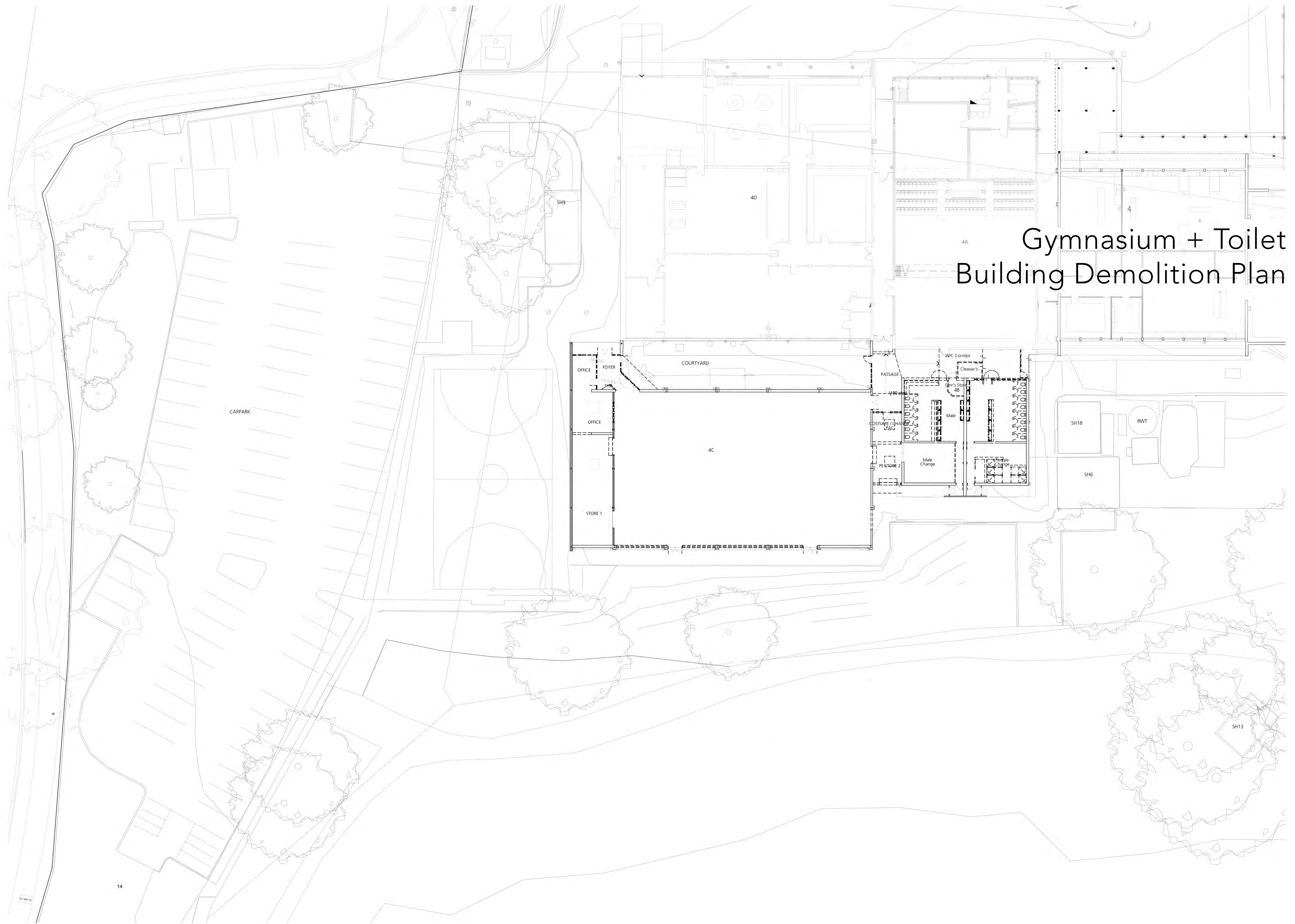
▽ RL 75.07 Ground Floor



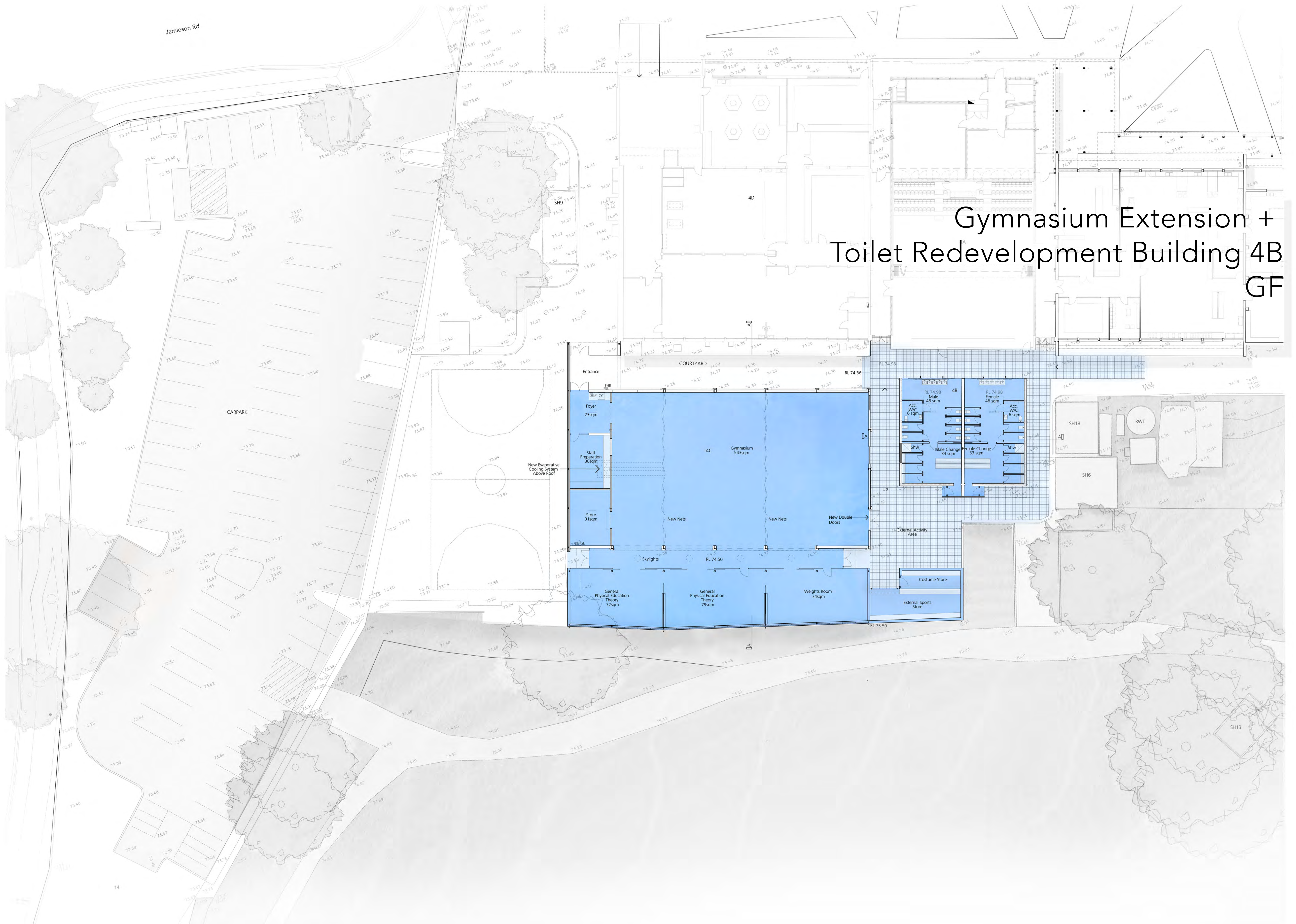
Sections + Elevations







Gymnasium + Toilet Building Demolition Plan



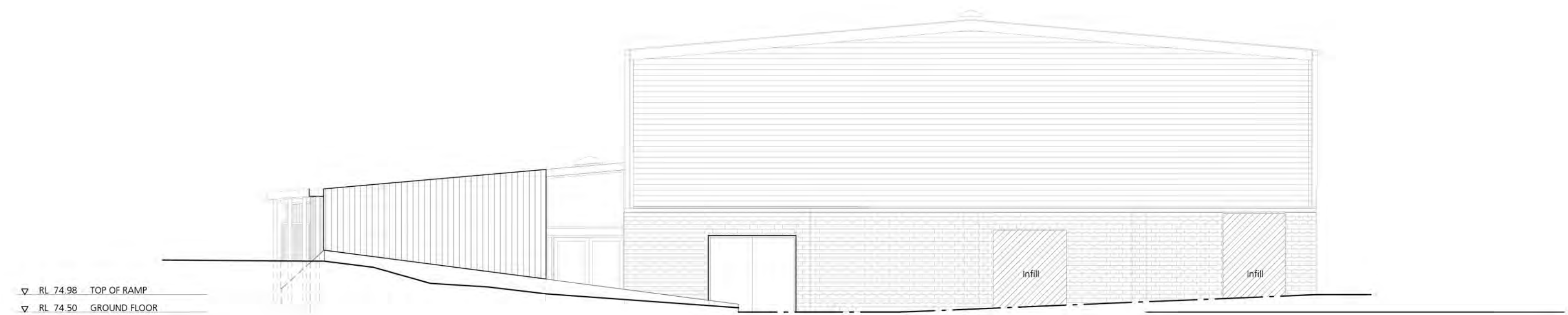
Gymnasium Extension + Toilet Redevelopment Building 4B GF

A

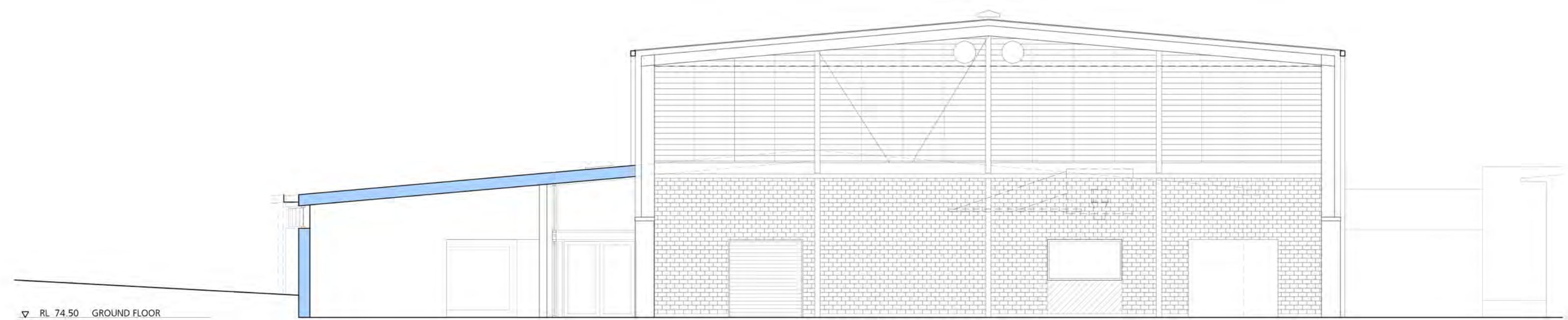
South Elevation



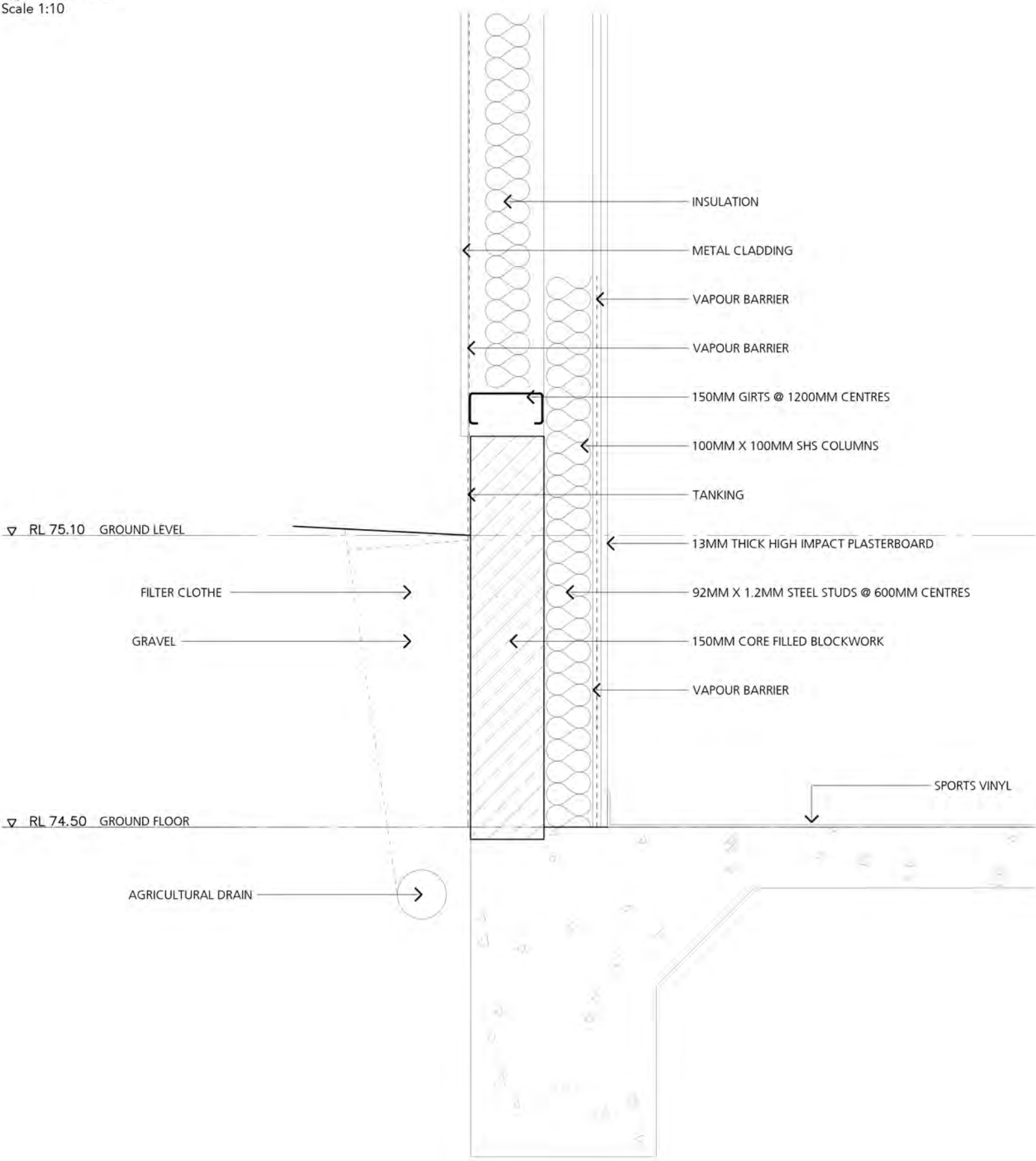
East Elevation



Section A-A



Typical Wall Detail
Scale 1:10



Gymnasium Extension Sections + Elevations





REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5142 Folio 484

Parent Title(s) CT 4385/703

Creating Dealing(s) VE 7529938, RE 7529939

Title Issued 09/09/1993 **Edition** 1 **Edition Issued** 09/09/1993

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER OF EDUCATION, EMPLOYMENT AND TRAINING
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 1004 DEPOSITED PLAN 31499
IN THE AREA NAMED CRAIGMORE
HUNDRED OF MUNNO PARA

Easements

TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED X ON DP 37165

Schedule of Dealings

NIL

Notations

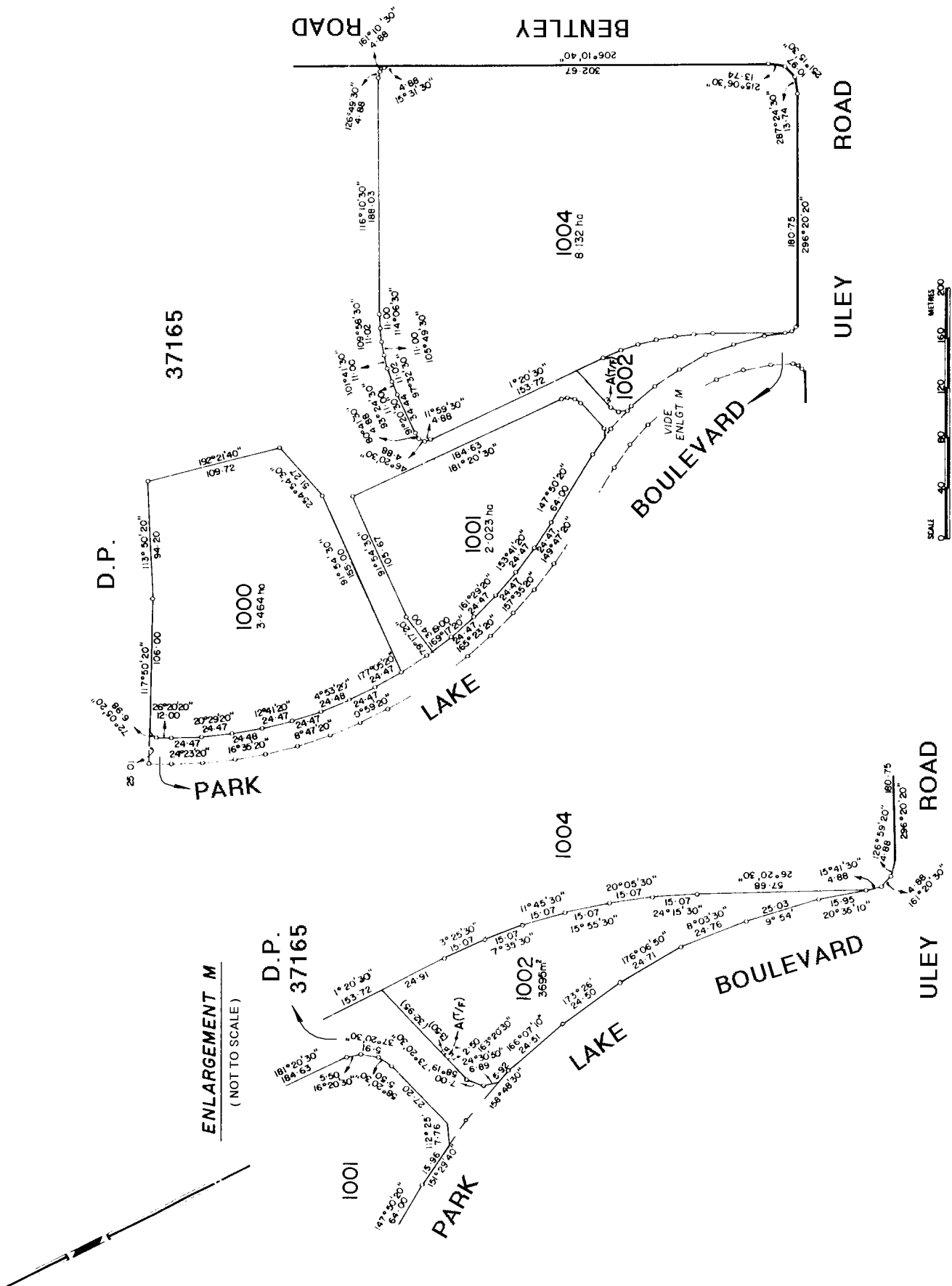
Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL



REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5682 Folio 883

Parent Title(s) CT 5142/483

Creating Dealing(s) TG 8634158

Title Issued 17/08/1999 Edition 1 Edition Issued 17/08/1999

Estate Type

FEE SIMPLE

Registered Proprietor

MINISTER FOR EDUCATION AND CHILDREN'S SERVICES
OF ADELAIDE SA 5000

Description of Land

ALLOTMENT 1002 DEPOSITED PLAN 31499
IN THE AREA NAMED BLAKEVIEW
HUNDRED OF MUNNO PARA

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO ETSA UTILITIES PTY. LTD. (TG 8634158)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A(T/F) FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

NIL

Notations

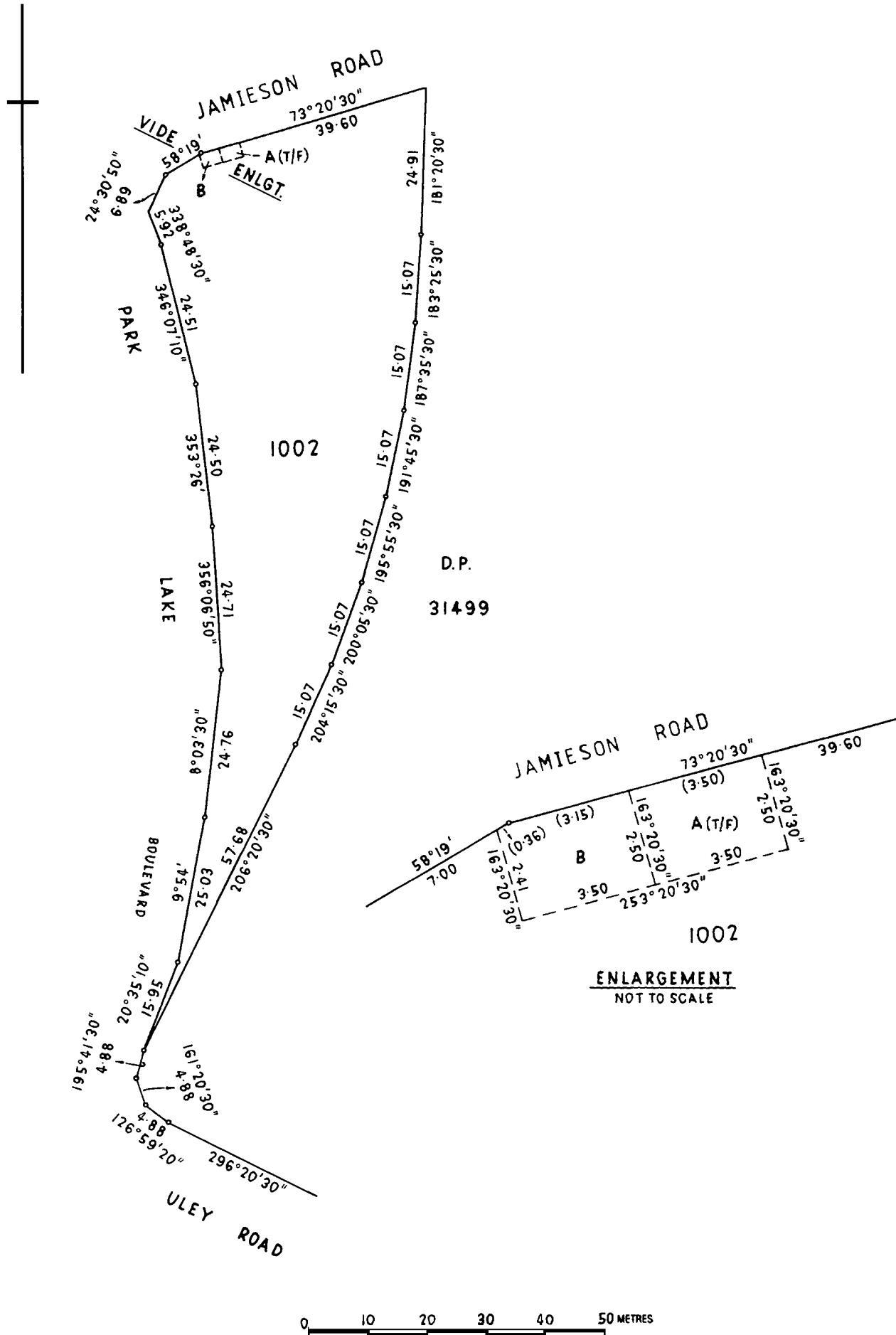
Dealings Affecting Title NIL

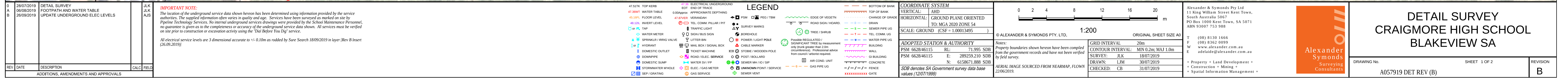
Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes NIL

Administrative Interests NIL







Nick Tridente

From: Rob Williamson <Rob.Williamson@dcwc.com.au>
Sent: Thursday, 7 November 2019 9:59 AM
To: Nick Tridente
Cc: Harrison, Peter (DPTI); Devizio, Deborah (Education); May, Therese (Education); Belinda Zinghini
Subject: RE: 1908 Craigmore High School Redevelopment : SCAP Assessment

Hi Morning Nick,

Following on from your email below, we advise as follows:

- Two Storey Learning (Excluding FF&E and External Works) - \$4,972,914
- Extension to the Gym (Excluding FF&E and External Works) - \$1,601,872

The above figures exclude Construction Contingency and GST.

As necessary, we can add 5% to the above figures if Construction Contingency is required to be included.

Cheers

Rob

**DONALD
CANT
WATTS
CORKE**

Rob Williamson
Associate | South Australia
M +61 450 441 876 | **T** +61 8 7002 8020
Level 5 Wyatt House, 115 Grenfell Street, Adelaide SA 5000
Rob.Williamson@dcwc.com.au | Visit our website **www.dcwc.com.au**




LATEST NEWS

From: Nick Tridente <nt@tridenteboyce.com.au>
Sent: Wednesday, 6 November 2019 4:20 PM
To: Rob Williamson <Rob.Williamson@dcwc.com.au>
Cc: Harrison, Peter (DPTI) <Peter.Harrison3@sa.gov.au>; Devizio, Deborah (Education) <Deborah.Devizio@sa.gov.au>; May, Therese (Education) <Therese.May@sa.gov.au>; Belinda Zinghini <bz@tridenteboyce.com.au>
Subject: 1908 Craigmore High School Redevelopment : SCAP Assessment

Dear Rob

For the purposes of a SCAP application could you provide us with a total construction cost (ex gst) for the following

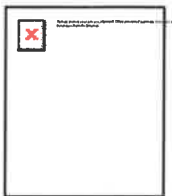
- The two storey learning centre , excluding FF& E and any external works outside the building. The link is to be included
- The extensions to the gymnasium.

Note: The costs associated with the redevelopment of the existing toilet block and the new toilets within the existing building are to be excluded.
The costs associated with all external works , ie ramps , retaining walls , and landscaping are to be excluded.

If you could provide this to us asap it will be appreciated.

Kind regards

Nick Tridente
Director [APBSA 1033 + ARBV 15190]



+ TRIDENTE BOYCE

DESIGN STUDIO
203 Melbourne Street
North Adelaide SA 5006
M 0411506 901
T +61 8 8267 3922
www.tridenteboyce.com.au

Please refer to new email
nt@tridenteboyce.com.au

This email (including any attachments) is confidential to the intended recipient and may be privileged. If you are not the intended recipient of this email you are advised that any use, reproduction, disclosure and distribution of the information contained herein is prohibited. If you have received this email in error please reply to us by email immediately and delete this email. No warranty is made that this email (including any attachments) is free from computer virus or other defect. Any loss or damaged incurred by using this email is not the responsibility of Tridente Boyce.

From: Philbey, Janine (DPTI) <Janine.Phibey@sa.gov.au>
Sent: Wednesday, 6 November 2019 3:49 PM
To: Nick Tridente <nt@tridenteboyce.com.au>
Subject: RE: 1908 Craigmore High School Redevelopment : SCAP Assessment

Hi Nick,

I hope you are well.

Thank you for your email below. I have reviewed the plans and consulted with Simon. Parts of the proposed development would be exempt (i.e. internal works, ramps) – however the new building, gym extension and toilet redevelopment require an application given the 2 storey nature and the increase of floor area greater than 50%. The fees will be based on the development cost for these elements, so if these could be separated from the exempt elements please.

The subject site is located within the Residential Zone of Playford Council Area.

Could you please supply the following:

- Development Application (plans, elevations, some words around elements proposed. Also, if possible what the increase of students and teachers will be/what is existing situation, traffic and access).
- Lodgement form and electricity declaration (with the crown agency as the applicant)
- Contact details for the relevant party to pay fees of \$67 lodgement, and .125% of development cost as the fees will be sent directly to them.

Many thanks

SECTION 49 & 49A – CROWN DEVELOPMENT DEVELOPMENT APPLICATION FORM

PLEASE USE BLOCK LETTERS

COUNCIL: PLAYFORD COUNCIL AREA
 APPLICANT: MINISTION FOR EDUCATION & OFFICER'S SERVICES
 ADDRESS: ADOLPH ST 5000
 CROWN AGENCY: DEPARTMENT FOR EDUCATION

FOR OFFICE USE

DEVELOPMENT No: _____
 PREVIOUS DEVELOPMENT No: _____
 DATE RECEIVED: / /

CONTACT PERSON FOR FURTHER INFORMATION

Name: NICK TELDONTE
 Telephone: 08 82673922 [work] 0411506901 [Ah]
 Fax: 08 82674946 [work] _____ [Ah]
 Email: NT@TELDONTEBOYCE.COM.AU

NOTE TO APPLICANTS:

(1) All sections of this form must be completed. The site of the development must be accurately identified and the nature of the proposal adequately described. If the expected development cost of this Section 49 or Section 49A application exceeds \$100,000 (excl. fit-out) or the development involves the division of land (with the creation of additional allotments) it will be subject to those fees as outlined in Item 1 of Schedule 6 of the *Development Regulations 2008*. Proposals over \$4 million (excl. fit-out) will be subject to an advertising fee. (2) Three copies of the application should also be provided.

- ☐ Complying
☐ Merit
☐ Public Notification
☐ Referrals

Decision: _____
 Type: _____
 Finalised: / /

	Decision required	Fees	Receipt No	Date
Planning:	_____	_____	_____	_____
Land Division:	_____	_____	_____	_____
Additional:	_____	_____	_____	_____
Minister's Approval	_____	_____	_____	_____

EXISTING USE: EDUCATION FACILITY : HIGH SCHOOL

DESCRIPTION OF PROPOSED DEVELOPMENT: NEW TWO STORY LEARNING FACILITY, EXTENSIONS TO EXISTING GYMNASIUM, REFURBISHMENT OF EXISTING TOILET BLOCK, NEW TOILETS + SITEWORKS.

LOCATION OF PROPOSED DEVELOPMENT: _____

House No: _____ Lot No: 1002 Street: JAMIESON ROAD Town/Suburb: BLAKELAND
 Section No [full/part] _____ Hundred: MUNDO PARA Volume: 5142 Folio: 484
 Section No [full/part] _____ Hundred: MUNDO PARA Volume: 5682 Folio: 883

LAND DIVISION:

Site Area [m²] _____ Reserve Area [m²] _____ No of existing allotments _____
 Number of additional allotments [excluding road and reserve]: _____ Lease: YES ☐ NO ☒

DEVELOPMENT COST [do not include any fit-out costs]: \$ 6,524,786

POWERLINE SETBACKS: Pursuant to Schedule 5 (2a)(1) of the *Development Regulations 2008*, if this application is for a building it will be forwarded to the Office of the Technical Regulator for comment unless the applicant provides a declaration to confirm that the building meets the required setback distances from existing powerlines. The declaration form and further information on electricity infrastructure and clearance distances can be downloaded from sa.gov.au.

I acknowledge that copies of this application and supporting documentation may be provided to interested persons in accordance with the *Development Act 1993* and meet the requirements for lodgement under s.49 of the *Development Act 1993*.

SIGNATURE: _____

Dated: 12 / 11 / 19



DEVELOPMENT REGULATIONS 2008
Form of Declaration (Schedule 5 clause 2A)

Government
of South Australia

To: DPTI

From: NICK TRIPOVTS / TRIPOVTSBOYCE DESIGN STUDIO
ARCHITECTS FOR THE CRAIGMONS HIGH SCHOOL
REDEVELOPMENT.

Date of Application: 12 / 11 / 12

Location of Proposed Development: CRAIGMONS HIGH SCHOOL

House No: _____ Lot No: 1002 Street: JAMIESON ROAD

Town/Suburb: BLAKEVIEW

Section No (full/part): _____ Hundred: MUNNO PARA

Volume: 5142 Folio: 484
5682 883

Nature of Proposed Development:

NEW TWO STOREY LEARNING FACILITY
EXTENSION TO EXISTING GYMNASIUM
REFURBISHMENT OF EXISTING TOILET BLOCK
NEW TOILETS + SITEWORKS

I NICK TRIPOVTS ~~being the applicant~~ a person acting
on behalf of the applicant (delete the inapplicable statement) for the development
described above declare that the proposed development will involve the construction
of a building which would, if constructed in accordance with the plans submitted, not
be contrary to the regulations prescribed for the purposes of section 86 of the
Electricity Act 1996. I make this declaration under clause 2A(1) of Schedule 5 of the
Development Regulations 2008.

Signed: [Signature]

Date: 12 / 11 / 12



Government of South Australia

Note 1

This declaration is only relevant to those development applications seeking authorisation for a form of development that involves the construction of a building (there is a definition of 'building' contained in section 4(1) of the Development Act 1993), other than where the development is limited to –

- a) an internal alteration of a building; or
- b) an alteration to the walls of a building but not so as to alter the shape of the building.

Note 2

The requirements of section 86 of the Electricity Act 1996 do not apply in relation to:

- a) an aerial line and a fence, sign or notice that is less than 2.0 m in height and is not designed for a person to stand on; or
- b) a service line installed specifically to supply electricity to the building or structure by the operator of the transmission or distribution network from which the electricity is being supplied.

Note 3

Section 86 of the Electricity Act 1996 refers to the erection of buildings in proximity to powerlines. The regulations under this Act prescribe minimum safe clearance distances that must be complied with.

Note 4

The majority of applications will not have any powerline issues, as normal residential setbacks often cause the building to comply with the prescribed powerline clearance distances. Buildings/renovations located far away from powerlines, for example towards the back of properties, will usually also comply.

Particular care needs to be taken where high voltage powerlines exist; or where the development:

- is on a major road;
- commercial/industrial in nature; or
- built to the property boundary.

Note 5

An information brochure: 'Building Safely Near Powerlines' has been prepared by the Technical Regulator to assist applicants and other interested persons.

This brochure is available from council and the Office of the Technical Regulator. The brochure and other relevant information can also be found at sa.gov.au/energy/powerlinesafety

Note 6

In cases where applicants have obtained a written approval from the Technical Regulator to build the development specified above in its current form within the prescribed clearance distances, the applicant is able to sign the form.